

UNITED STATES BANKRUPTCY COURT					VOLUNTARY PETITION					
Name of Debtor (if individual, enter Last, First, Middle): SHOAL CREEK HOLDINGS, LLC					Name of Joint Debtor (Spouse) (Last, First, Middle):					
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):					All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):					
Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN)/Complete EIN (if more than one, state all): 74-3168494					Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN)/Complete EIN (if more than one, state all):					
Street Address of Debtor (No. and Street, City, and State): 102 KNARR LAKEWAY, TEXAS <div style="text-align: right; border: 1px solid black; padding: 2px;">ZIP CODE 78734</div>					Street Address of Joint Debtor (No. and Street, City, and State): <div style="text-align: right; border: 1px solid black; padding: 2px;">ZIP CODE</div>					
County of Residence or of the Principal Place of Business: TRAVIS					County of Residence or of the Principal Place of Business:					
Mailing Address of Debtor (if different from street address): P.O. BOX 341749 AUSTIN, TEXAS <div style="text-align: right; border: 1px solid black; padding: 2px;">ZIP CODE 78734</div>					Mailing Address of Joint Debtor (if different from street address): <div style="text-align: right; border: 1px solid black; padding: 2px;">ZIP CODE</div>					
Location of Principal Assets of Business Debtor (if different from street address above): <div style="text-align: right; border: 1px solid black; padding: 2px;">ZIP CODE</div>										
Type of Debtor (Form of Organization) (Check one box.) <input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.)		Nature of Business (Check one box.) <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101(51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input checked="" type="checkbox"/> Other REAL ESTATE <input type="checkbox"/> Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).		Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box.) <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13 </div> <div> <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding </div> </div> Nature of Debts (Check one box.) <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or house- hold purpose." <input checked="" type="checkbox"/> Debts are primarily business debts.						
Filing Fee (Check one box.) <input checked="" type="checkbox"/> Full Filing Fee attached. <input type="checkbox"/> Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.					Chapter 11 Debtors Check one box: <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). Check if: <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,343,300 (<i>amount subject to adjustment on 4/01/13 and every three years thereafter</i>). ----- Check all applicable boxes: <input type="checkbox"/> A plan is being filed with this petition. <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).					
Statistical/Administrative Information <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.										THIS SPACE IS FOR COURT USE ONLY
Estimated Number of Creditors <input checked="" type="checkbox"/> 1-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000 <input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> Over 100,000										
Estimated Assets <div style="display: flex; justify-content: space-between;"> <div>\$0 to \$50,000</div> <div>\$50,001 to \$100,000</div> <div>\$100,001 to \$500,000</div> <div>\$500,001 to \$1 million</div> <div>\$1,000,001 to \$10 million</div> <div>\$10,000,001 to \$50 million</div> <div>\$50,000,001 to \$100 million</div> <div>\$100,000,001 to \$500 million</div> <div>\$500,000,001 to \$1 billion</div> <div>More than \$1 billion</div> </div>										
Estimated Liabilities <div style="display: flex; justify-content: space-between;"> <div>\$0 to \$50,000</div> <div>\$50,001 to \$100,000</div> <div>\$100,001 to \$500,000</div> <div>\$500,001 to \$1 million</div> <div>\$1,000,001 to \$10 million</div> <div>\$10,000,001 to \$50 million</div> <div>\$50,000,001 to \$100 million</div> <div>\$100,000,001 to \$500 million</div> <div>\$500,000,001 to \$1 billion</div> <div>More than \$1 billion</div> </div>										

Voluntary Petition <i>(This page must be completed and filed in every case.)</i>		Name of Debtor(s): SHOAL CREEK HOLDINGS, LLC	
All Prior Bankruptcy Cases Filed Within Last 8 Years (If more than two, attach additional sheet.)			
Location Where Filed:	Case Number:	Date Filed:	
Location Where Filed:	Case Number:	Date Filed:	
Pending Bankruptcy Case Filed by any Spouse, Partner, or Affiliate of this Debtor (If more than one, attach additional sheet.)			
Name of Debtor:	Case Number:	Date Filed:	
District:	Relationship:	Judge:	
<p style="text-align: center;">Exhibit A</p> <p>(To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.)</p> <p><input type="checkbox"/> Exhibit A is attached and made a part of this petition.</p>		<p style="text-align: center;">Exhibit B</p> <p>(To be completed if debtor is an individual whose debts are primarily consumer debts.)</p> <p>I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I have delivered to the debtor the notice required by 11 U.S.C. § 342(b).</p> <p><input checked="" type="checkbox"/> _____ Signature of Attorney for Debtor(s) (Date)</p>	
<p style="text-align: center;">Exhibit C</p> <p>Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?</p> <p><input type="checkbox"/> Yes, and Exhibit C is attached and made a part of this petition.</p> <p><input checked="" type="checkbox"/> No.</p>			
<p style="text-align: center;">Exhibit D</p> <p>(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)</p> <p><input type="checkbox"/> Exhibit D completed and signed by the debtor is attached and made a part of this petition.</p> <p>If this is a joint petition:</p> <p><input type="checkbox"/> Exhibit D also completed and signed by the joint debtor is attached and made a part of this petition.</p>			
<p style="text-align: center;">Information Regarding the Debtor - Venue (Check any applicable box.)</p> <p><input checked="" type="checkbox"/> Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.</p> <p><input type="checkbox"/> There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.</p> <p><input type="checkbox"/> Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.</p>			
<p style="text-align: center;">Certification by a Debtor Who Resides as a Tenant of Residential Property (Check all applicable boxes.)</p> <p><input type="checkbox"/> Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)</p> <p style="text-align: center;">_____ (Name of landlord that obtained judgment)</p> <p style="text-align: center;">_____ (Address of landlord)</p> <p><input type="checkbox"/> Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and</p> <p><input type="checkbox"/> Debtor has included with this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.</p> <p><input type="checkbox"/> Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).</p>			

Voluntary Petition

(This page must be completed and filed in every case.)

Name of Debtor(s)

SHOAL CREEK HOLDINGS, LLC

Signatures**Signature(s) of Debtor(s) (Individual/Joint)**

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. § 342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X _____
Signature of Debtor

X _____
Signature of Joint Debtor

Telephone Number (if not represented by attorney)

Date

Signature of Attorney*

X _____
Signature of Attorney for Debtor(s)

Printed Name of Attorney for Debtor(s)

Firm Name

P.O. BOX 2125

AUSTIN, TEXAS 78768

Address

(512) 505-0053

Telephone Number

06/07/2011

Date

*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests the relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X _____
Signature of Authorized Individual

MARTIN F. CODY, JR.

Printed Name of Authorized Individual

MANAGING MEMBER

Title of Authorized Individual

06/07/2011

Date

Signature of a Foreign Representative

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only one box.)

☐ I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. § 1515 are attached.

☐ Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

X _____
(Signature of Foreign Representative)

(Printed Name of Foreign Representative)

Date

Signature of Non-Attorney Bankruptcy Petition Preparer

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

Printed Name and title, if any, of Bankruptcy Petition Preparer

Social-Security number (If the bankruptcy petition preparer is not an individual, state the Social-Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)

Address

Date

Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social-Security number is provided above.

Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual.

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.

A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.

**IN THE UNITED STATES BANKRUPTCY COURT
IN THE WESTERN DISTRICT OF TEXAS
AUSTIN DIVISION**

IN RE:	§	CASE NO. _____
	§	
SHOAL CREEK HOLDINGS, LLC	§	
Debtor(s)	§	Chapter 11 Proceeding

**DECLARATION UNDER PENALTY OF PERJURY
ON BEHALF OF A CORPORATION OR PARTNERSHIP**

COMES NOW Debtor **SHOAL CREEK HOLDINGS, LLC** ("Debtor") and files this Declaration.

I the managing member of Shoal Creek Holdings, LLC which is named as the debtor in the above styled cause, do declare under penalty of perjury that I have read the foregoing documents, and affirm that the statements made therein are true and correct to the best of my information and belief:

- a. Voluntary Petition
- b. Schedule A Real Property
- c. Creditors Matrix

SHOAL CREEK HOLDINGS, LLC

BY: _____

Martin F. Cody, Jr

ITS: Managing Member

CONSENT OF MEMBERS
OF
SHOAL CREEK HOLDINGS, LLC

The undersigned, being all of the partners of Shoal Creek Holdings, LLC., a Texas limited liability company ("Shoal"), by their signatures below do hereby consent to the following:

That Shoal, take such acts as shall be necessary to authorize and consummate A Chapter 11 Bankruptcy Filing.

All actions heretofore taken by Shoal and/or Martin F. Cody, Jr. with respect to and in connection with the transactions described herein are hereby ratified and approved. This consent shall not be construed in any manner as implying that the consent of the undersigned is or is not required for any other transactions with respect to the Property.

This consent may be executed in one or more counterparts, which shall be construed together as one document.

IN WITNESS OF THE FOREGOING, the undersigned limited partners of the Partnership have executed this instrument effective as of the 7th day of September, 2011.

MANAGING MEMBER:

SHOAL CREEK HOLDINGS, LLC

BY: 

Martin F. Cody, Jr

ITS: Managing Member

Shoal Creek Holdings, LLC

CREDITOR MATRIX

Creditor	General Electric Capital Corp.	BCL of Texas dba: CDC	JP Morgan Chase Bank	Mak Consulting	Travis Cnty Tax Collector
Type	Lender	SBA Administrator	Lender	Consulting & Audit	2010 & 2011 property tax
\$ amount	1489036.99 +	1007407.43 +	\$98,735.84 + 8 months	\$6,500	\$ 68,800 approx.
Address	16479 Dallas Pkwy # 500, Addison, TX 75001-6852 (GECC)	2212 S. Congress Ave. Austin, Texas 78704	MS: OH4-7133 3415 Vision Drive Columbus, OH 43219	c/o Michael Karr 4833 Saratoga - Unit 260 Corpus Christi, TX 78413	5501 Airport Blvd. Austin, TX 78751
Loan/Acct #	6322183-001	1752326008	3018427884	none	#2460704100000
Phone	mark.brock@ge.com	rvaldez@bclotexas.org	800 848-9136	312-952-1295	\$72,624.39 approx.
Fax	972-447-2667	512 912-9869		karrma727@aol.com	512 854-9473
Creditor	Central Insurance	Borden Insurance	The Harford Insurance	Bud Weythman, CPA	Texas Protax Austin, Inc
Type	Insurance	Insurance	Insurance	Accounting	Property Tax Disputes
\$ amount	\$1,236.00	\$612.73	\$1,355.12	\$1,450	\$1,009.36
Address	PO BOX 828 VAN WERT, OH 45891-0828	210 South Carancahua, 4th Fl. Corpus Christi, TX 78403-1066 ISLAN 6	P. O. Box 2907 Hartford, CT 06104 65-13191674	25691 Atlantic Ocean Dr # B9 Lake Forest, CA 92630 none	8322 Cross Park Drive Austin, TX 78754 SH-16
Acct #	9899509773				
Phone	(866) 201-5038		800 467-8730	(949) 215-2550	512 339-6671
Fax		361 693-1773			512 339-0914
Creditor	Chris Hammon	Catlett and Associates	Ray Fisher	Bill Gamon	John Lione
Type	Legal	Legal	Legal	Legal	Legal
\$ amount					
Address	906 Main St., Bastrop, TX 78602	901 Harrold Houston, TX 77066			3921 Steck Ave. Suite A-119 Austin, TX 78759
Acct #	none	none	none	none	
Phone	512-321-4944	713 526-4420			512 346-8966
Fax		713 526-0429			jglione@lioneandlee.com

In re Shoal Creek Holdings, LLC
DebtorCase No. _____
(If known)**SCHEDULE A - REAL PROPERTY**

Except as directed below, list all real property in which the debtor has any legal, equitable, or future interest, including all property owned as a co-tenant, community property, or in which the debtor has a life estate. Include any property in which the debtor holds rights and powers exercisable for the debtor's own benefit. If the debtor is married, state whether the husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor holds no interest in real property, write "None" under "Description and Location of Property."

Do not include interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.

If an entity claims to have a lien or hold a secured interest in any property, state the amount of the secured claim. See Schedule D. If no entity claims to hold a secured interest in the property, write "None" in the column labeled "Amount of Secured Claim."

If the debtor is an individual or if a joint petition is filed, state the amount of any exemption claimed in the property only in Schedule C - Property Claimed as Exempt.

DESCRIPTION AND LOCATION OF PROPERTY	NATURE OF DEBTOR'S INTEREST IN PROPERTY	HUSBAND, WIFE, JOINT, OR COMMUNITY	CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY, WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION	AMOUNT OF SECURED CLAIM
9160 D Reseach Blvd., Austin, TX Commercial building	Ownership		1,615,000.00	\$1,488,100
9160 D Reseach Blvd., Austin, TX Commercial building	Ownership		1,615,000.00	\$ 1,100,000
	Market values / pending sale in next column?			list both as secured?
	Not seperate			
700 Island Retreat # 148, Port Aransas, TX. Rental	Ownership		120,000.00	\$ 110,000
	Market values / pending sale in next column?			
	Total appraized values back when purchased		3,125,000.00	
Total ➤			1,735,000.00	

(Report also on Summary of Schedules.)